

Development Applications

Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

Break O'Day Interim Planning Scheme 2013			
DA Number	DA 201-20	Applicant	Jon Pugh Home Design
Location	4/203 St Helens Point Road, Stieglitz	Proposal	Change of Use - Visitor Accommodation
Performance Criteria	Planning Directive No. 6 Visitor Accommodation P2		

Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at www.bodc.tas.gov.au.

Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 5th September 2020 **until 5pm Friday 18th September 2020**.

John Brown
GENERAL MANAGER

BUILDING DESIGNER: JONATHAN PUGH
ACCREDITATION NO.: CC 6894
TITLE REFERENCE: C.T. 54594/4
DESIGN WIND SPEED: N/A
SOIL CLASSIFICATION: N/A
CLIMATE ZONE: 7
BUSHFIRE PRONE BAL RATING: BAL LOW
ALPINE AREA: N/A
CORROSION ENVIRONMENT: SEVERE - 100m TO INLAND WATERS
FLOODING RISK: UNKNOWN
LANDSLIP: NO
DISPERSIVE SOILS: UNKNOWN
SALINE SOILS: UNKNOWN
SAND DUNES: UNKNOWN
MINE SUBSIDENCE: NO
LANDFILL: NO
DATUM LEVEL AT KERB: UNKNOWN
GROUND LEVEL: MIN 150mm BELOW F.L.
FINISHED FLOOR LEVEL: AS PER PLANS / OR 150mm ABOVE G.L.
OVERFLOW RELIEF GULLY LEVEL: MIN 150mm BELOW F.L.

Planning Application

August 2020

Change of Use to Include Visitor Accommodation

for Terrence Rattray

Unit 4/ 203 St Helens Point Road,
Stieglitz, TAS 7216

Building Areas

Dwelling	60.00m ²
Studio	18.61m ²
Verandah	30.74m ²

Drawing Schedule

Drg No.	Drawing Name
A01	Site Plan
A02	Floor Plan

DEVELOPMENT APPLICATION COMPLIANCE REPORT

August 2020

Amended 27/08/20

OWNER'S DETAILS

Terrence Rattray

94 Cutts Road

DON

TAS 7310

PROJECT DETAILS

Change of Use to Dwelling and Visitor Accommodation Use at:

203 St Helens Point Road,

Stieglitz

TAS 7216

PREPARED BY

Jon Pugh Home Design

0459 586 013

DEVELOPMENT SITE DETAILS

The property has an existing Dwelling and Studio on it and is part of a strata scheme.

It is proposed to change the use of the Dwelling to include Visitor Accommodation use.

There will be no change to existing sewer and stormwater services.

The proposed development relies on Acceptable solutions and in part Performance Criteria from the Break O'Day Council 2013 Interim Planning Scheme to satisfy planning standards.

DEVELOPMENT DETAILS

The proposal is to include Change of Use to Visitor Accommodation Use.

Visitor Accommodation: 78.60m²

Total Area of Development 78.60m²

PLANNING CODE

The proposed development is in the GENERAL RESIDENTIAL ZONE. The proposal is to include Visitor Accommodation Use. The Visitor Accommodation Use is a 'Permitted' Use.

The following standards from the Break O'Day Council 2013 Interim Planning Scheme are to be considered:

- **ZONE 10.0 General Residential Zone**
- **PLANNING DIRECTIVE No.6**
- **CODE E6 Car Parking and Sustainable Transport**

ZONE 10.0 General Residential Zone

10.3 Use Standards

10.3.1 Amenity

- A1 Acceptable solution
The proposed is a development for a permitted use.
- A2 Not applicable
The proposed is a development not for a discretionary use.
- A3 Acceptable solution
The proposed is a development for a permitted use.

10.3.2 Residential Character Discretionary Uses

- A1 Not applicable
The proposed is a development not for a discretionary use.
- A2 Not applicable
The proposed is a development not for a discretionary use.
- A3 Not applicable
The proposed is a development not for a discretionary use.

10.4 Development Standards

10.4.1 Residential Density for Multiple Dwellings

- A1 Acceptable solution
The proposed change of use is to an existing dwelling.

10.4.2 Setbacks and Buildings Envelope for all Dwellings

- A1 Acceptable solution
The proposed change of use is to an existing dwelling. No change to the front setback is proposed.
- A2 Acceptable solution
There is no garage or carport proposed as part of this application.
- A3 Acceptable solution
The proposed change of use is to an existing dwelling. No changes to the setbacks is proposed.

10.4.3 Site Coverage and private Open Space for all Dwellings

- A1 Acceptable solution
The proposed change of use is to an existing dwelling.
- A2 Acceptable solution
The proposed change of use is to an existing dwelling.

10.4.4 Sunlight and Overshadowing for all Dwellings

- A1 Acceptable solution

The proposed change of use is to an existing dwelling. No changes are proposed to the existing habitable areas.

A2 Acceptable solution
The proposed change of use is to an existing dwelling. No changes are proposed to the existing habitable areas.

A3 Acceptable solution
The proposed change of use is to an existing dwelling. No changes are proposed to the existing habitable areas.

10.4.5 Width of Openings for Garages and Carports for all Dwellings

A1 Acceptable solution
There is no garage or carport proposed as part of this application.

10.4.6 Privacy for all Dwellings

A1 Acceptable solution
The proposed change of use is to an existing dwelling. No new decks are proposed.

A2 Acceptable solution
The proposed change of use is to an existing dwelling. No floor levels greater than 1m above natural ground level are proposed.

A3 Acceptable solution
The driveway and parking space are separated from the windows and doors to habitable rooms.

10.4.7 Frontages for all Dwellings

A1 Acceptable solution
There is no fence proposed as part of this application.

10.4.8 Waste Storage for Multiple Dwellings

A1 Acceptable solution
The proposed change of use is to an existing dwelling.

10.4.9 Storage for Multiple Dwellings

A1 Acceptable solution
The proposed change of use is to an existing dwelling.

10.4.10 Communal Property for Multiple Dwellings

- A1 Acceptable solution
The proposed change of use is to an existing dwelling.

10.4.11 Outbuildings and Ancillary Structures for the Residential Use Class other than for a Single Dwelling

- A1 Acceptable solution
The proposed change of use is to an existing dwelling.
- A2 Acceptable solution
The proposed development is to an existing dwelling.

10.4.12 Site Services for Multiple Dwellings

- A1 Acceptable solution
The proposed change of use is to an existing dwelling.

10.4.13.1 Streetscape Integration and Appearance

- A1 Not applicable
The proposed change of use is to an existing dwelling.
- A2 Not applicable
The proposed change of use is to an existing dwelling.

10.4.13.2 Site Coverage

- A1.1 Not applicable
The proposed change of use is to an existing dwelling.
- A1.2 Not applicable
The proposed change of use is to an existing dwelling.

10.4.13.3 Building Height

- A1 Not applicable
The proposed change of use is to an existing dwelling.

10.4.13.4 Frontage Setbacks

- A1.1 Not applicable
The proposed change of use is to an existing dwelling.

A1.2 Not applicable
The proposed change of use is to an existing dwelling.

10.4.13.5 Rear and Side Setbacks

A1 Not applicable
The proposed change of use is to an existing dwelling.

A2.1 Not applicable
The proposed change of use is to an existing dwelling.

10.4.13.6 Location of Parking

A1 Not applicable
The proposed change of use is to an existing dwelling.

A2 Not applicable
The proposed change of use is to an existing dwelling.

A3 Not applicable
The proposed change of use is to an existing dwelling.

10.4.13.7 Overlooking

A1 Not applicable
The proposed change of use is to an existing dwelling.

A2 Not applicable
The proposed change of use is to an existing dwelling.

10.4.13.8 Landscaping

A1 Not applicable
The proposed change of use is to an existing dwelling.

10.4.13.9 Common Property

A1 Not applicable
The proposed change of use is to an existing dwelling.

10.4.13.10 Solar Efficiency

- A1 Not applicable
The proposed change of use is to an existing dwelling.
- A2 Not applicable
The proposed change of use is to an existing dwelling.
- A3 Not applicable
The proposed change of use is to an existing dwelling.

10.4.14 Non-Residential Development

- A1 Not applicable
The proposed change of use is to an existing dwelling.

10.4.15 Subdivision

10.4.15.1 Lot Area, Building Envelopes and Frontage

- A1 Not applicable
There is no subdivision of land in this proposed change of use.

10.4.15.2 Provision of Services

- A1 Not applicable
There is no subdivision of land in this proposed change of use.

10.4.15.3 Solar Orientation of Lots

- A1 Not applicable
There is no subdivision of land in this proposed change of use.

10.4.15.4 Interaction, Safety and Security

- A1 Not applicable
There is no subdivision of land in this proposed change of use.

10.4.15.5 Integrated Urban Landscape

- A1 Not applicable
There is no subdivision of land in this proposed change of use.

10.4.15.6 Walking and Cycling Network

- A1 Not applicable
There is no subdivision of land in this proposed change of use.

10.4.15.7 Neighbourhood Road Network

- A1 Not applicable
There is no subdivision of land in this proposed change of use.

10.4.16.1 Stormwater Disposal

- A1 Acceptable solution
There will no alteration to the existing Stormwater system for this proposed change of use.

10.4.16.2 Filling of Sites

- A1 Acceptable solution
No fill is proposed as part of this development.

PLANNING DIRECTIVE No.6

Visitor Accommodation

- A1 Acceptable solution
The visitor accommodation proposed is in the existing habitable building and has a gross floor area of only 78.61m².

P2 Performance Criteria

- (a) The existing dwelling does not share a party wall with any of the neighbours in this strata development. The existing dwelling is detached from the other dwellings in this strata development. There is a separation of 1.5m between this dwelling and its closest neighbour. The indoor and outdoor living areas are on the other side of the dwelling and set away from the neighbouring properties in this strata development. The existing dwelling is fenced off. It is unlikely there will be any loss of privacy to the other residential properties in this strata development.

- (b) The existing dwelling does not share a party wall with any of the neighbours in this strata development. The existing dwelling is detached from the other dwellings in this strata development. There is a separation of 1.5m between this dwelling and its closest neighbour. The indoor and outdoor living areas are on the other side of the dwelling and set away from the neighbouring residential properties in this strata development. Due to this any likely noise is isolated from the other residential properties in this strata development.
- (c) The visitor accommodation use of this dwelling is likely to be similar to that of a holiday house and similar to the residential function of the strata scheme. The residential function is unlikely to be affected by the change of use to include visitor accommodation.
- (d) The existing dwelling is located at the rear of this strata development. It does not share a party wall with any of the neighbours in this strata development. The existing dwelling is detached from the other dwellings in this strata development. There is a separation of 1.5m between this dwelling and its closest neighbour. The indoor and outdoor living areas are on the other side of the dwelling and set away from the neighbouring properties in this strata development. The existing dwelling is fenced off.
- (e) No other non-residential uses are proposed
- (f) There will be no impact on the shared access and common property of this strata development. The visitor accommodation use of this dwelling is likely to be similar to how the existing dwelling is currently used.

CODE E6 Car Parking and Sustainable Transport Code

E6.6 Use Standards

E6.6.1 Car Parking Numbers

- A1 Acceptable solution
Six car parking spaces are provided for the entire Lot. Units 1, 2, 3 & 4 are served by one car parking space each at the front of the property. One dedicated visitor car parking space is situated also at the front. Two Car Parking Spaces are provided on the property for the sole use of Unit 4.

E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

A1 Acceptable solutions

(g) All Car parking, access strips, maneuvering and circulation spaces will be formed to an adequate level and drained.

(h) Not applicable

(i) Not applicable

E6.7.2 Design and layout of Car Parking

A1.1 Not applicable

A1.2 Not applicable

A2.1 Acceptable solutions

(a) Car parking and maneuvering space will have a gradient of less than 10%

(b) Not applicable.

(c) Have a vehicle access of min. 3m as per Table 6.2

(d) Maneuvering space as per Table 6.3.

A2.2 Acceptable solution

The layout of car spaces and access ways must be designed in accordance with AS 2890.1 -2004 Parking facilities. Part 1: Off Road Car Parking.

- Minimum parking bay size 2.4m x 5.4m
- Minimum driveway width 3.0m
- Maximum gradient 1:4
- Minimum height clearance 2200mm
- Maximum gradient across property line and footpath 1:20

E6.7.3 Parking for persons with a Disability

A1 Not applicable

A2 Not applicable

E6.7.4 Loading and Unloading of Vehicles, Drop and Pickup

A1 Not applicable

E6.8 Provisions for Sustainable Transport

E6.8.5 Pedestrian Walkways

A1 Not applicable